



Town of Sudbury

Housing Trust

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DRAFT MINUTES

March 14, 2024 AT 8:00 AM

VIRTUAL MEETING

Housing Trust Members Present: Chair Carmine Gentile, Vice Chair Robert Hummel, Jessica Cerullo Merrill, Kelley Cronin, Janie Dretler, Cynthia Howe, John Riordan, and Jack Ryan

Absent: None

Others Present: Community Preservation Coordinator Ryan Poteat, Director of Planning, Community Development Adam Burney

Mr. Gentile began the meeting at 8:02 AM

Board Operations

Review of February 8, 2024 meeting minutes:

Mr. Ryan made a motion to approve the February 8, 2024 meeting minutes. Mr. Hummel seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – *Not yet present, Ms. Howe – Aye, Mr. Riordan – Aye, and Mr. Ryan – Aye

Financial Update

Ms. Rust was unable to attend the meeting; the financial update was tabled until 4-11-2024.

At this time Ms. Dretler Joined the meeting.

Review Small Grant Application 125

Applicant 125 is requesting \$4,700 for the removal of carpeting that was beyond its useful life, creating a hazardous situation for an elderly resident and an asthmatic child living in the home. The floor has been replaced with vinyl plank flooring, not hardwood. The work has been completed and paid for. Mr. Ryan raised his concern about why the work was completed without prior approval. The owners have applied for assistance before and have never applied prior to having work completed. It is likely they were unaware it is normal practice to do so. Mr. Riordan encouraged the RHSO and town staff to follow all regulation.

Mr. Riordan made a motion to approve applicant 125's request for \$4,700. Mr. Ryan seconded the motion.

Under discussion Ms. Cronin was concerned about approving this application, it's validity and setting a precedent should this application be approved. Ms. Howe echoed concern and encouraged the RHSO and

town staff to ensure all applications are carefully vetted prior to them being brought to the Housing Trust. Ms. Dretler was also concerned and did not believe that this was a true emergency. She suggested changing the policy or practice for everyone or denying this application.

Mr. Riordan reluctantly withdrew his motion and expressed concern about how slowly government process can become. He encouraged a more skeptical approach when applications are reviewed. Ms. Dretler stated she would have voted no. Ms. Howe stated she believed a 7-year-old carpet to be cosmetic and not an emergency; she added that the process is very clear and stated in many places. Ms. Howe suggested an update to the policy if this application were to be approved. There was much confusion over this application and why it was being considered.

Ms. Howe made a motion to Table applicant 125's request for \$4,700. Ms. Dretler retrospectively seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, Mr. Riordan – Nay, and Mr. Ryan – Aye

67-73 Nobscot update

Mr. Riordan stated that there is additional work going on. Beals and Thomas has met with the Housing Authority. There was a sense that the driveways or “loop” had not been sufficiently designed. Mr. Riordan explained that an 8% grade is necessary for safety and that the elevation increase is greater than 50' making this project in need of more research

Amy Lepak spoke about additional work required needed to further research the site. The original estimate for the lower driveway was \$900,000, this was then considered to be incorrect and closer to \$235,000. The additional cost to research this fully, would be \$8,000.

Ms. Cronin made a motion to use the funds granted at Town Meeting in May 2023 to pay the entire \$8,000 (ATM 23-41) directly to pay consultants. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Aye, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, Mr. Riordan – Aye, and Mr. Ryan – Aye.

Housing Production Plan

Mr. Poteat stated that there will be a virtual only meeting on March 21, at 6:30 PM. Mr. Riordan added that it will be interactive and discussed a number of sites that that are town owned and being considered for development and added that 67-73 Nobscot will likely be excluded as it is not currently town owned.

Mr. Gentile asked Ms. Lepak if the Housing Authority was under any actual negotiations with the Boy Scouts. She was unaware at this time but Mr. Gentile and Ms. Lepak will request this information through the chair.

There was a discussion about MBTA Communities. Mr. Hummel asked if the Avalon was a 40B project, Mr. Burney stated it was approved and built with a comprehensive permit. Mr. Burney also stated that the MBTA Communities law had been explained as a zoning exercise. Mr. Hummel stated he was disappointed that the Town of Sudbury has not identified or planned to build a transformative development.

Future Community Preservation Act Funding requests

Ms. Dretler expressed her gratitude that the Housing Production Plan has been discussing future Community Preservation Act funding requests. Mr. Ryan stated he was willing to work with staff to develop a more cohesive request this year. Mr. Gentile offered to work with Mr. Ryan to accomplish this.

Other or new Business

There was no other or new business discussed at this meeting

Administrative Report

There was no administrative report given at this meeting

Public Comment

There were no public comments

Mr. Ryan made a motion to adjourn. Ms. Dretler seconded the motion. Roll Call Vote: Mr. Gentile – Aye, Mr. Hummel – Absent, Ms. Cerullo Merrill – Aye, Ms. Cronin – Aye, Ms. Dretler – Aye, Ms. Howe – Aye, Mr. Riordan – Aye, and Mr. Ryan – Aye

The meeting ended at 9:22 AM